



CROW INVESTMENTS FUND 2025
INVEST SECURELY IN PORTUGAL

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/ CROW INVESTMENTS FUND 2025 ENTITIES

Depository bank: Bankinter, S.A. - Portugal Branch.

Auditor: BDO brand is represented in Portugal by firms BDO & Assoc. SROC, BDO Consulting and BDO Outsourcing, Accounting Services.

Registrar entity: EURONEXT Securities Porto - INTERBOLSA – operating as Custody and Settlement Central Securities Depository (CSD) belonging to the EURONEXT Group CSDs network

Regulatory authority: CMVM - Comissão do Mercado de Valores Mobiliários



/ CROW INVESTMENTS FUND 2025

FUND TYPE	TARGET SIZE	TERM TO MATURITY	GEOGRAPHIC MARKETS
PRIVATE EQUITY VENTURE CAPITAL FUND	56.000.000 €	7,5 YEARS (EXTENDABLE TO 10 YEARS)	PORTUGAL (MINIMUM OF 60%)

/ FUND COSTS AND COMMISSIONS

COSTS CHARGED TO THE INVESTORS: NONE

SUBSCRIPTION FEE: NONE

LIQUIDATION FEE: NONE

COSTS CHARGE TO THE FUND:

SET-UP FEE: 3,5% FLAT ON SUBSCRIBED CAPITAL

MANAGEMENT FEE: 1,75% PER YEAR,
WITH A MINIMUM OF 80.000 € OR 120.000 € DEPENDING ON THE
ASSETS UNDER MANAGEMENT

PERFORMANCE FEE: BETWEEN 5% AND 12,5% DEPENDING ON
PERFORMANCE AT EXIT

OPERATING COSTS: MINIMUM OF 50.000 € OF SET-UP COST AND AUDITING, OPERATION
AND REGISTRATION COSTS, ADVISOR, AND DEPOSITARY BANK AND
SUPERVISORY ENTITY FEES.



/ INVESTMENT THESIS

AFTER TWO YEARS OF RIGOROUS SELECTION, WE ARE BACKING BODYHOLIDAY ALGARVE – A SUSTAINABLE LUXURY RESORT PROJECT BY ONE OF THE WORLD'S MOST ICONIC WELLNESS BRANDS. ROOTED IN NATURE, AUTHENTICITY AND EXCELLENCE, THIS OPERATIONAL VENTURE IN PORTUGAL'S MOST PRIVILEGED COASTAL SETTING IS LED BY A SEASONED, WORLD-CLASS TEAM AND IS ATTRACTING STRONG BACKING FROM TOP-TIER FINANCIAL INSTITUTIONS.

POTENTIAL SINGLE-ASSET FUND STRUCTURE TO MAXIMIZE ALIGNMENT AND FOCUS, GIVEN THE STRATEGIC VALUE OF THE BODYHOLIDAY ALGARVE PROJECT.

- GOLDEN VISA COMPLIANT
- VENTURE CAPITAL INVESTMENT IN A HIGH-END OPERATIONAL RESORT COMPANY
- SUSTAINABLE CONCEPT ROOTED IN NATURE, PROXIMITY AND QUALITY
- LOCATED IN ONE OF PORTUGAL'S MOST PRIVILEGED NATURAL SETTINGS
- MANAGED BY AN EXPERIENCED, BEST-IN-CLASS TEAM
- CONFIRMED INTEREST FROM LEADING GLOBAL FINANCIAL INSTITUTIONS
- ACTIVE GOVERNANCE BY INSIGHT VENTURE THROUGH BOARD REPRESENTATION TO ENSURE ALIGNMENT AND COMPLIANCE



/ TYPE OF SHARES AND EXPECTED RETURNS

KEY FEATURES TYPE A SHARES

- MINIMUM SUBSCRIPTION: 500.000 €
- SUBSCRIBED BY INVESTORS WITH ADDED VALUE TO THE FUND / PROFESSIONAL INVESTORS
- RIGHT TO VOTE
- RIGHT TO PROFIT DISTRIBUTION

KEY FEATURES TYPE B SHARES

- MINIMUM SUBSCRIPTION: 100.000 €
- SUBSCRIBED BY ALL TYPE OF INVESTORS
- RIGHT TO PREFERENTIAL DIVIDEND (HURDLE RATE 5%)
- RIGHT TO VOTE
- RIGHT TO PROFIT DISTRIBUTION

	EXPECTED ANNUAL YIELD	HURDLE RATE	PROFIT SHARE
TYPE A SHARES	12% - 15%	0%	15% - 37,5%
TYPE B SHARES	10% - 12%	5%	50% - 80%

/ OFFERS TO INVESTORS



- EXPOSURE TO ONE OF THE WORLD'S TOP-PERFORMING WELLNESS RESORT BRANDS, NOW EXPANDING TO EUROPE
- A PREMIUM, GOLDEN VISA-ELIGIBLE ASSET
- STRONG INSTITUTIONAL CO-INVESTMENT INTEREST
- ROBUST POTENTIAL RETURN



/ INVESTMENTS IN PIPELINE

bodyholiday



WITH OVER 35 YEARS OF PROVEN SUCCESS, BODYHOLIDAY IS ONE OF THE WORLD'S MOST ICONIC SPA WELLNESS RESORT BRANDS.

BODYHOLIDAY'S MISSION IS TO ENHANCE LIVES BY PROVIDING THE BEST WELLNESS HOLIDAYS IN THE WORLD. THE EXPERIENCE IS DESIGNED TO PROVIDE A PERSONALIZED ALL-INCLUSIVE HOLIDAY OF WELLNESS AND JOY.

THE BODYHOLIDAY FORMULA COMBINES AN UNPARALLELED RANGE OF FITNESS CLASSES, ACTIVITIES, NUTRITION OPTIONS, THERAPEUTIC CARE AND RELAXATION IN A BEAUTIFUL NATURAL SETTING. BODYHOLIDAY ST LUCIA HAS ATTRACTED GENERATIONS OF LOYAL GUESTS AND WON MANY PRESTIGIOUS ACCOLADES, INCLUDING THE 2024 #1 DESTINATION SPA IN THE WORLD (USA CONDÉ NAST READER'S AWARDS).

BODYHOLIDAY IS OPERATED BY SUNSWEPT RESORTS WHICH IS A FAMILY-OWNED COMPANY WITH A SUCCESSFUL TRACK RECORD OF OPERATING RESORT HOTELS IN THE CARIBBEAN. THE COMPANY IS GROWING THE BODYHOLIDAY BRAND BY ACQUIRING AND DEVELOPING A PORTFOLIO OF WELLNESS RESORTS IN EXCEPTIONAL LOCATIONS IN EUROPE AND THE AMERICAS.

/ REPUTATION AND AWARDS



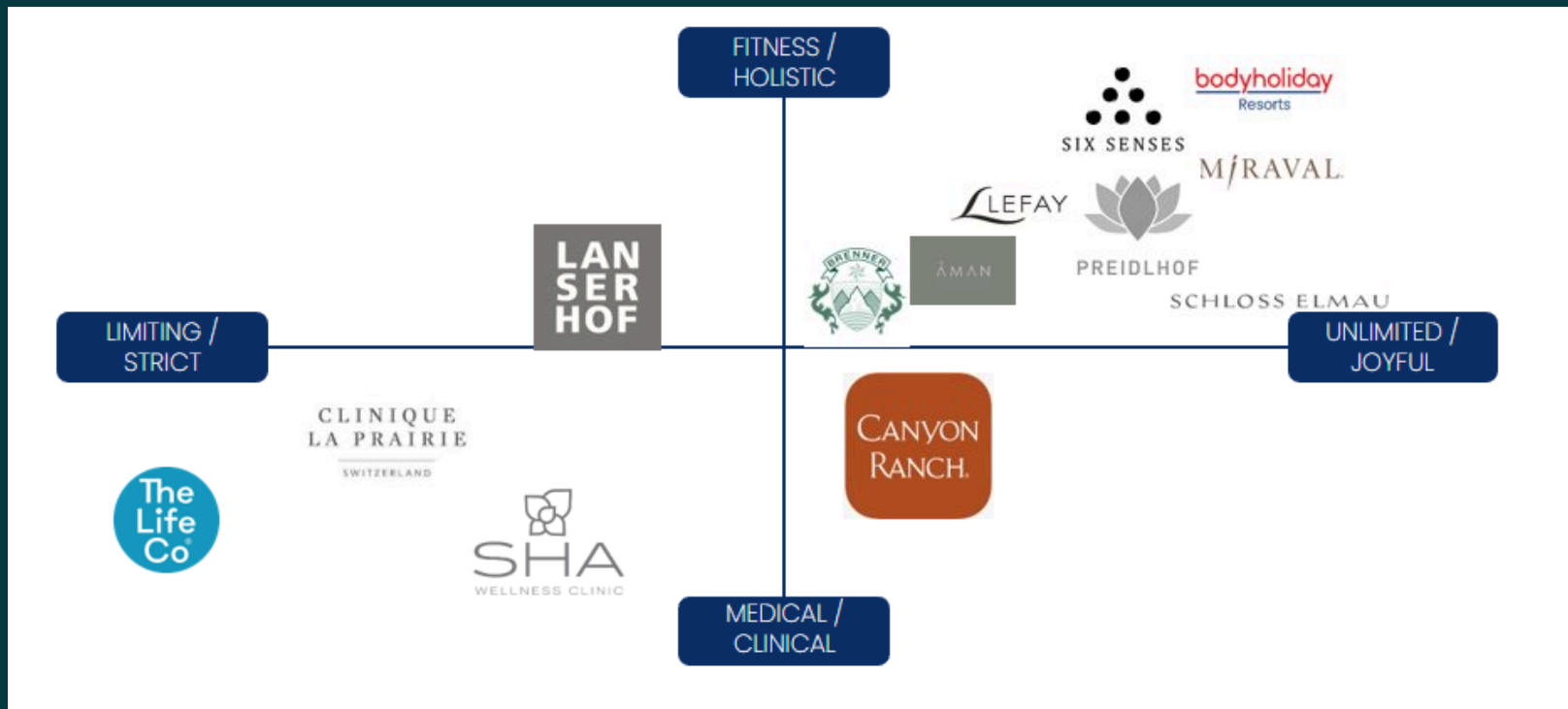
BODYHOLIDAY RESORTS - IN PURSUIT OF WELLNESS



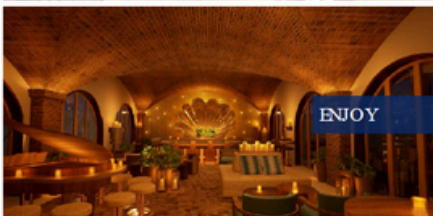
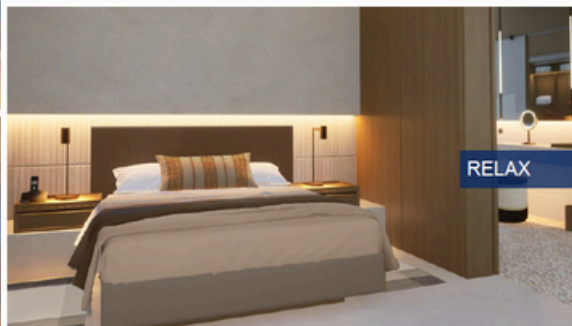
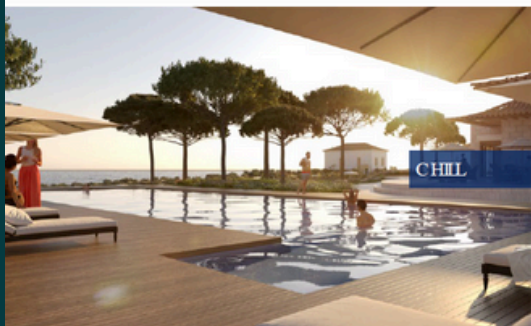
AWARDS



/ BODYHOLIDAY ALGARVE - BRAND POSITION



/ BODYHOLIDAY ALGARVE



/ BODYHOLIDAY ALGARVE



Faro Airport
45 minutes



Vila Real San Antonio
15 minutes



9+ Golf Courses
15 minutes



Tavira
15 minutes



Albufeira
60 minutes



Lagos
90 minutes



Seville, Spain
90 minutes



10+ Cycling Trails
5 minutes

/ BODYHOLIDAY ALGARVE

